

Certificate of Notice Page 1 of 3
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
John R. Lyons
Debtor

Case No. 18-15216-mdc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Antoinett
Form ID: pdf900

Page 1 of 1
Total Noticed: 3

Date Rcvd: Aug 09, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 11, 2019.

db +John R. Lyons, 2836 Michael Road, Philadelphia, PA 19152-1652

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
+E-mail/Text: ustpreion03.ph.ecf@usdoj.gov Aug 10 2019 04:00:59 Office of the U.S. Trustee,
833 Chestnut Street, Suite 500, Philadelphia, PA 19107-4405
+E-mail/Text: blegal@phfa.org Aug 10 2019 04:01:03 Pennsylvania Housing Finance Agency,
211 North Front Street, Harrisburg, PA 17101-1406

TOTAL: 2

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 11, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 9, 2019 at the address(es) listed below:

ERIK B. JENSEN on behalf of Debtor John R. Lyons akeem@jensenbagnatolaw.com,
gilberto@jensenbagnatolaw.com; mjmecf@gmail.com; jensener79956@notify.bestcase.com
KEVIN G. MCDONALD on behalf of Creditor Pennsylvania Housing Finance Agency
bkgroup@kmlawgroup.com
LEON P. HALLER on behalf of Creditor Pennsylvania Housing Finance Agency lhaller@pkh.com,
dmaurer@pkh.com; mgutshall@pkh.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 5

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE
JOHN R. LYONS
Debtor

Chapter 13

JOHN R. LYONS
Movant

No. 18-15216-MDC

v.
PENNSYLVANIA HOUSING FINANCE
AGENCY
Creditor/Respondent

WILLIAM C. MILLER, ESQ.
Trustee

ORDER

AND NOW, this 8th day of August, 2018, upon
consideration of the Debtor's Motion for Expedited Relief and Violation of the Automatic Stay
against the Pennsylvania Housing Finance Agency, and hearing thereto, it is hereby

ORDERED and DECREED that the said Motion for Violation of the Automatic Stay is
DENIED for the reasons stated on the record
~~GRANTED~~ and further that the Court enters the following relief:


1. ~~The November 6, 2018 mortgage foreclosure sale of the real estate located at~~
2836 Michael Road, Philadelphia, PA 19152 (Philadelphia book/writ number 1808-328) shall be
immediately set aside, and ownership of the premises shall be restored to the Debtor;
2. The Purchaser at Sheriff Sale, Blue River Capital, LLC, and any successors in
interest, shall hereby be enjoined from taking ownership of the subject premises, and any deeds,

agreements, or related documentation purporting to convey ownership pursuant to the November 6, 2018 Sheriff Sale shall be deemed VOID.

3. Pennsylvania Housing Finance Agency is hereby ordered to pay attorney fees in the amount of _____ to the Debtor within 10 days of this Order.

4. Additional Relief: _____

BY THE COURT:


Magdelaine D. Coleman
Chief United States Bankruptcy Judge

cc: Office of the U.S. Trustee
833 Chestnut Street
Suite 500
Philadelphia, PA 19106

Pennsylvania Housing Finance Agency
211 North Front Street
Harrisburg, PA 17101

Erik B. Jensen, Esquire
Jensen Bagnato, P.C.
1500 Walnut Street, Suite 1920
Philadelphia, PA 19102